



## **Site Plan Application Letter of Intent Centretech Inventory Parking Lot**

Kimley-Horn and Associates, Inc. is pleased to be submitting this Pre-Application Request for the above-referenced project on behalf of Asbury Automotive Group (the "Site Developer").

### **GENERAL PROJECT INFORMATION**

The Project Site consists of approximately 6.46+/- acres of vacant land. The Site is zoned as I-1, Subarea B. The proposed use for a parking lot is a permitted use as it is considered outdoor storage. Therefore, rezoning is not anticipated. The proposed development will include curb, gutter and asphalt for a new inventory storage lot for a nearby vehicle dealership. Site landscaping will be included as part of the development.

### **SITE IMPROVEMENTS**

The current site is made up of a single lot and in total is approximately 6.46 acres of vacant land. It is important to note, a lot line adjustment was completed which increased the total lot size from the previous acreage of 5.57 acres. The proposed development will include the addition of pavement, curb & gutter, storm sewer, on-site stormwater treatment and landscaping to provide an inventory parking lot for a nearby car dealership.

#### **Vehicle Circulation**

Access to the site will be via a new proposed right-in/right-out access point from Centretech Parkway. The access will be located a minimum of 200ft from the section line of North Airport Blvd.

#### **Site Structures**

One movable structure with no facilities is proposed on site. This structure will serve as the secure location for the vehicle keys to be stored in. The location of the structure has been shown on the plans and a detail has been included for reference.

A fence will be proposed round the perimeter of the site for security and screening. The fence height and materials will be consistent with the surrounding sites and compliant with City standards.

#### **Adjustments**

Section 4.6.5 – Table 4.6-4 of the Aurora Municipal Code provides a requirement of head-in parking stall dimension of 9'x19'. The site layout proposes a head-in parking stall dimension of 8'x19'. This adjustment provides additional width to the site in order to create a more efficient circulation plan – enabling ease of access for life safety.

Since the site is solely operated as outdoor storage and with no business being conducted, there will be no access for customers or members of the public. All vehicles entering and exiting the site will be operated by professional drivers, who have the necessary experience to utilize the reduced parking stall dimension.

#### **Sanitary Sewer & Water**

No facilities requiring water or sanitary sewer service are proposed on-site other than irrigation for site landscaping.

Per coordination with the City and Fire Department, it is understood the site is required to have hydrants, thus a new water main through the site is proposed to provide hydrant service to the site. A fire access easement and water easement has been provided.

#### **Stormwater**

Runoff developed from the site will sheet flow or be conveyed via storm sewer southwest corner of the site where it will be released to the existing storm sewer network within Centretech Parkway. The onsite pond will provide water quality, EURV and 100-year detention treatment and attenuation for the site.

There is an existing pond adjacent to the southwest corner of the site that has not been designed for a portion of the stormwater



treatment for runoff from this site. The existing pond is anticipated to remain in place and undisturbed and will not be used for site runoff treatment.

#### Site Lighting

Site lighting has been provided to illuminate the parking lot as appropriate per the City and Ownership standards. Security cameras will also be provided around the site, however, are not details as part of this application.

#### Dry Utilities

It is anticipated existing equipment will be sufficient to provide electric to the site for the site lighting and security. The appropriate utility service providers will be contacted for design of necessary service extensions to serve the site.

#### Plat/Easements

No modifications to existing easements or lot lines are proposed with this application. New easements for the fire access and drainage will be dedicated. It is anticipated these easements will be dedicated via separate document.

#### Landscaping

Landscaping and irrigation have been proposed along the property boundary and throughout the Project meeting the County and District minimum requirements as outlined in the Land Development Code and District regulations.

#### Signage

Signage for the Project is not anticipated at this time. If added in the future, signage will be provided per the City Code and will be coordinated with the City.

#### Public Improvements

As part of this project a new detached sidewalk along Airport will be provided. Per coordination with the city, the existing sidewalk along Centretech parkway is 5-feet wide and will remain in place to protect the many existing mature trees along the right-of-way.

We hope this Letter of Intent assists in your review of our Site Plan Application. We are excited to work with the City.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2327 or [shelby.madrid@kimley-horn.com](mailto:shelby.madrid@kimley-horn.com).

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Shelby Madrid".

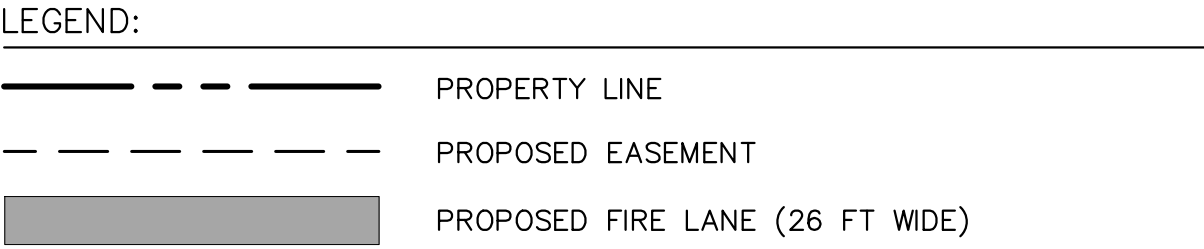
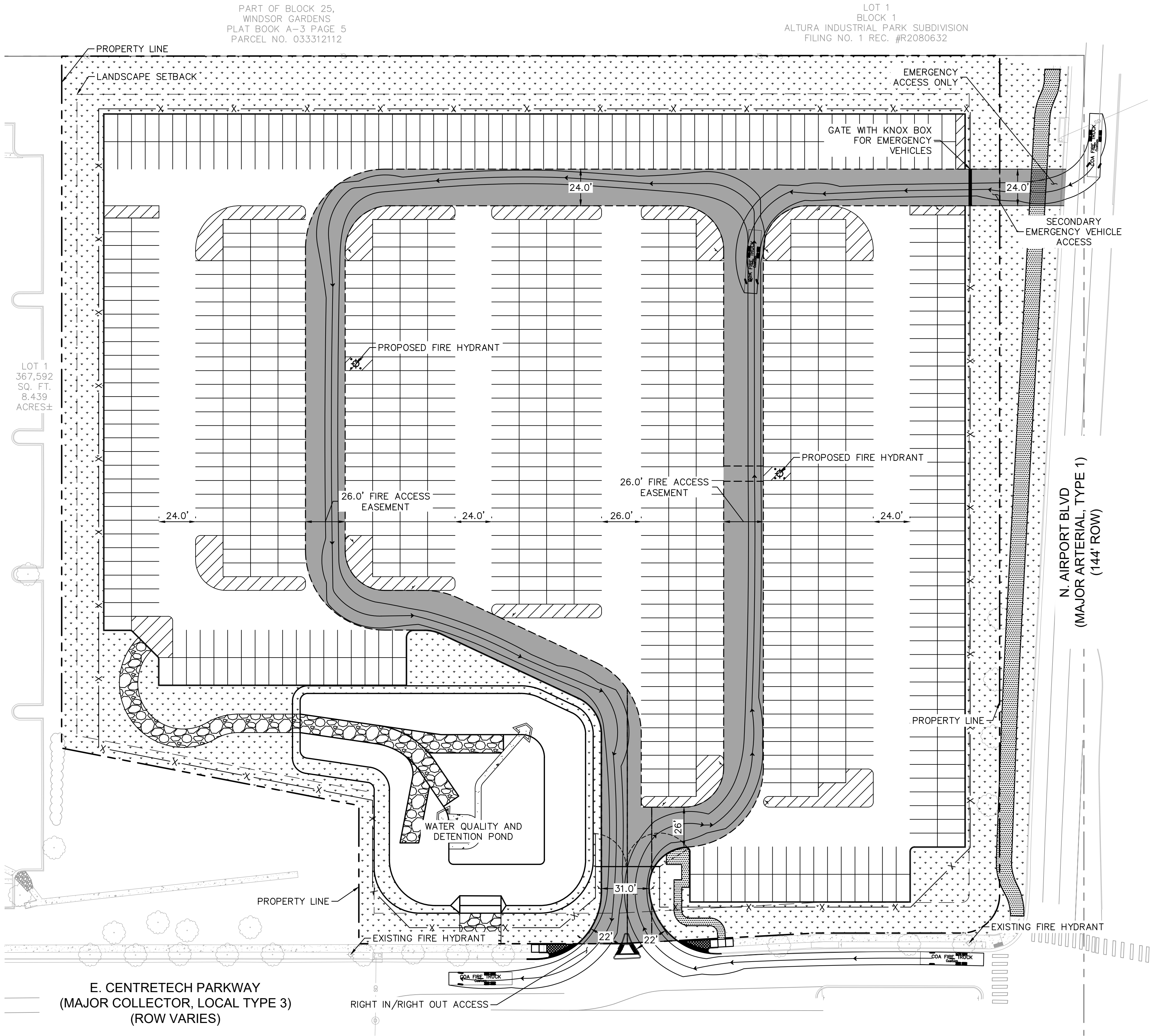
Shelby Madrid, PE,

K:\DEV\_Civil\196113010\_CentreTech\_Parking\196113010\_OP.dwg VLS: A:\1/29/2025 7:44 PM  
THIS DOCUMENT, WHETHER WITH OR WITHOUT WRITTEN AUTHORIZATION, IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

# CENTRETECH INVENTORY PARKING LOT - SITE PLAN WITH AN ADJUSTMENT

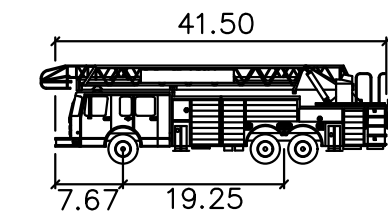
## SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK  
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK  
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE  
66 WEST 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

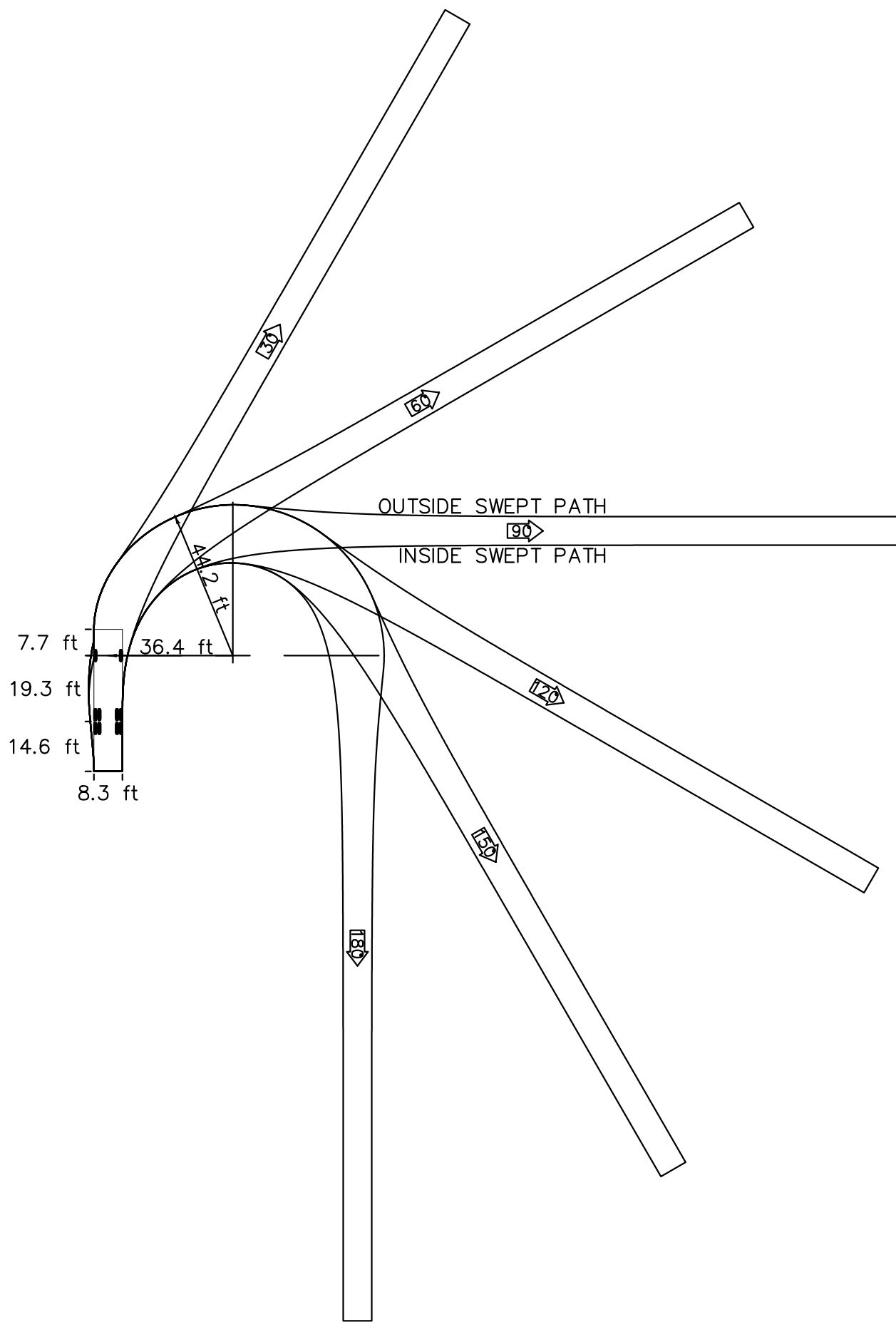


STEERING LOCK ANGLE = 31.9 deg.  
ACHIEVED STEERING ANGLE:  
30 deg. SWEEP ANGLE: 19.1 deg.  
60 deg. SWEEP ANGLE: 26.6 deg.  
90 deg. SWEEP ANGLE: 29.7 deg.  
120 deg. SWEEP ANGLE: 31.0 deg.  
150 deg. SWEEP ANGLE: 31.5 deg.  
180 deg. SWEEP ANGLE: 31.9 deg.

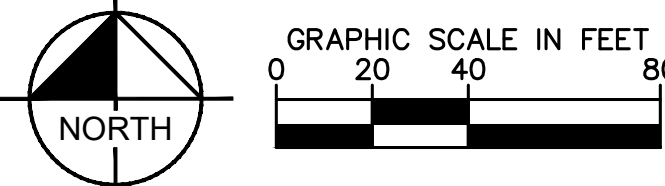
COA FIRE TRUCK 2  
Custom  
[ft]  
(c) 2024 Transoft Solutions, Inc. All rights reserved.



COA FIRE TRUCK 2  
Width :8.33  
Track :8.33  
Lock to Lock Time :6.0  
Steering Angle :31.9



OPERATIONS PLAN  
THE PROPERTY IS PROPOSED TO BE USED AS AN OUTDOOR STORAGE FACILITY FOR NEW INVENTORY AND OVERFLOW FOR A NEARBY AUTO DEALERSHIP. THIS USE IS PERMITTED IN THE I-1 ZONE. THE HOURS OF OPERATION WILL BE 8:00 AM - 5:00 PM BUSINESS DAY, WITH THE POSSIBILITY OF # EMPLOYEES UTILIZE THE SITE THROUGHOUT THE DAY. THERE IS A PROPOSED KEY STORAGE BUILDING, 10' X 10' SHED, AT THE ENTRANCE OF THE SITE WITH A CONCRETE PATH ENCAPSULATED BY THE PROPOSED FENCE AROUND THE SITE.



NO.		REVISION		BY	DATE	APPR
<b>Kimley»Horn</b> 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 S South Syracuse Way #500 Greenwood Village, Colorado 80111 (303) 228-2300						
DESIGNED BY: SAM DRAWN BY: AX CHECKED BY: SAM DATE: 01/28/25						
ASBURY CENTRETECH AURORA, COLORADO SITE PLAN FIRE ACCESS PLAN						
PRELIMINARY NOT FOR CONSTRUCTION <b>Kimley»Horn</b> Kimley-Horn and Associates, Inc.						
PROJECT NO. 196113010						
DRAWING NAME						
3						



# CENTRETECH INVENTORY PARKING LOT - SITE PLAN WITH AN ADJUSTMENT

## SITE PLAN

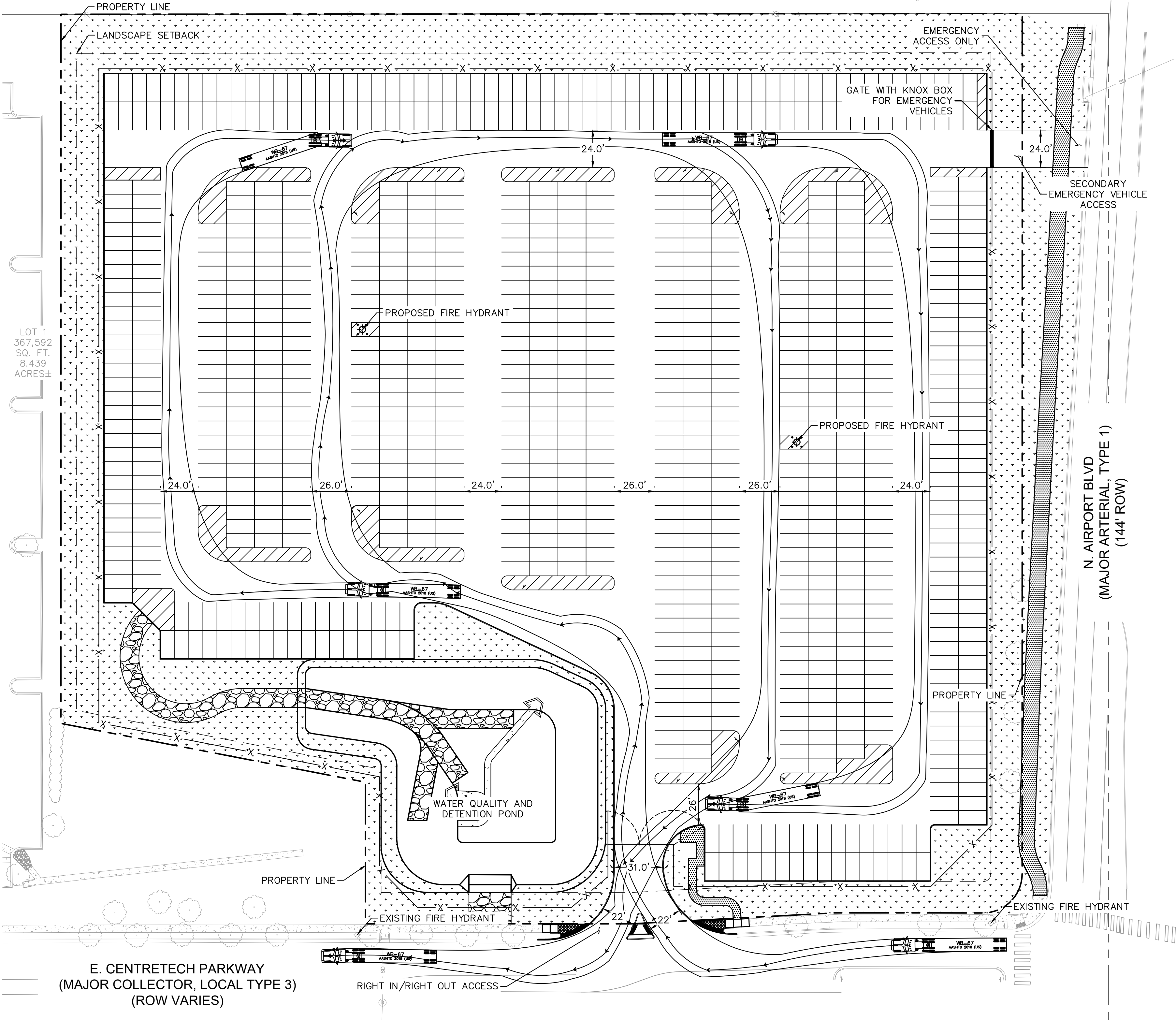
A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK  
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK  
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE  
66 WEST 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PART OF BLOCK 25,  
WINDSOR GARDENS  
PLAT BOOK A-3 PAGE 5  
PARCEL NO. 033312112

LOT 1  
BLOCK 1  
ALTURA INDUSTRIAL PARK SUBDIVISION  
FILING NO. 1 REC. #R2080632

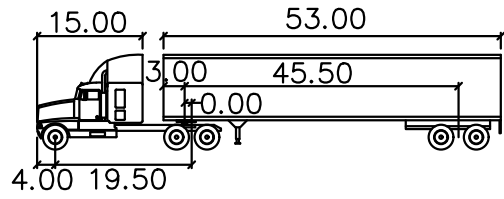
### LEGEND:

— — — — — PROPERTY LINE  
- - - - - PROPOSED EASEMENT



STEERING LOCK ANGLE = 28.4 deg.  
ACHIEVED STEERING ANGLE:  
30 deg. SWEEP ANGLE: 18.3 deg.  
60 deg. SWEEP ANGLE: 24.7 deg.  
90 deg. SWEEP ANGLE: 27.0 deg.  
120 deg. SWEEP ANGLE: 27.9 deg.  
150 deg. SWEEP ANGLE: 28.3 deg.  
180 deg. SWEEP ANGLE: 28.4 deg.

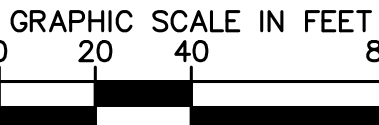
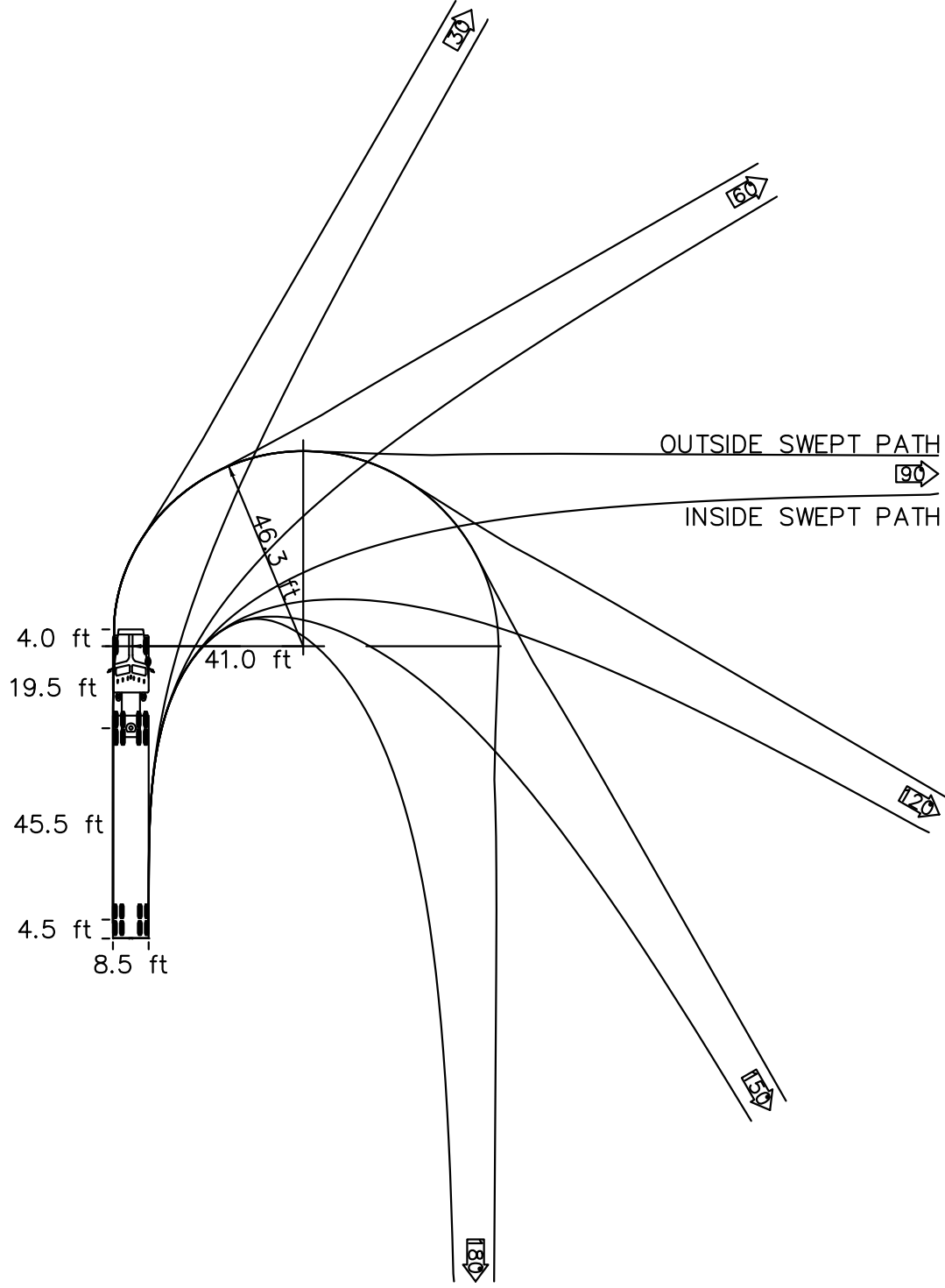
WB-67  
AASHTO 2018 (US)  
[ft]  
(c) 2024 Transoft Solutions, Inc. All rights reserved.



WB-67	feet		
Tractor Width	:8.00	Lock to Lock Time	:6.0
Trailer Width	:8.50	Steering Angle	:28.4
Tractor Track	:8.00	Articulating Angle	:75.0
Trailer Track	:8.50		

### OPERATIONS PLAN

THE PROPERTY IS PROPOSED TO BE USED AS AN OUTDOOR STORAGE FACILITY FOR NEW INVENTORY AND OVERFLOW FOR A NEARBY AUTO DEALERSHIP. THIS USE IS PERMITTED IN THE I-1 ZONE. THE HOURS OF OPERATION WILL BE 8:00 AM - 5:00 PM BUSINESS DAY, WITH THE POSSIBILITY OF # EMPLOYEES UTILIZE THE SITE THROUGHOUT THE DAY. THERE IS A PROPOSED KEY STORAGE BUILDING, 10' X 10' SHED, AT THE ENTRANCE OF THE SITE WITH A CONCRETE PATH ENCAPSULATED BY THE PROPOSED FENCE AROUND THE SITE.



**Kimley»Horn**

2024 KIMLEY-HORN AND ASSOCIATES, INC.  
6200 S South Syracuse Way #500  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM  
DRAWN BY: AX  
CHECKED BY: SAM  
DATE: 01/28/25

ASBURY CENTRETECH  
AURORA, COLORADO  
SITE PLAN  
OPERATIONS PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
Kimley»Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196113010  
DRAWING NAME